

Independent Review of Building Regulations and Fire Safety Next Steps

Presentation to APSE – November 6th 2018

David Thomas

Interim Deputy Head of Design



Building a Safer Future Independent Review of Building Regulations and Fire Safety: Final Report

Presented to Parliament
by the Secretary of State for Housing, Communities and Local Government
by Command of Her Majesty

May 2018



Contents

Objectives are

- To review the key recommendations
- Relate to current practice and risk assessment
- Suggest ways forward for APSE and its members

Note

This is about regulation

It's not about how the fire started , this is subject to other enquiries and legal proceedings

Judith has listened to comments during review process following interim report in December 2017

Elephant in the room

Consider construction of all buildings not just residential – many complex buildings in the world are both

Commentary on the key recommendations

Overarching Themes

- Ignorance
- Indifference- quality , time, cost
- Lack of clarity on roles and responsibilities
- Inadequate regulatory oversight and enforcement tools

Consider

Clear model of risk ownership – outcome based

Consider buildings as a system

A risk based approach

Transparency of information and an audit trail

The views of residents

Consider building Lifecycles

- Procurement, design, construction, maintenance and refurbishment
- Upfront on getting building design right
- Long term integrity and robustness
- Oversight with regards roles of dutyholders
- Consider case by case approach

Proposal

An integrated systematic change not a shopping list

To embed this systematic change will require legislative changes and therefore take time

Apply principles to new and existing stock of high rise buildings

Collaboration and Partnerships

Consider a new framework

Create a more simple and effective mechanism for driving building safely

Provide stronger oversight of duty holders with incentives for right behaviours and effective sanctions for poor performances

Reassert the role of residents

Competence

Leadership and Knowledge

Continue Working together, report to government

Competence 2

Develop competence framework
Building Safety Manager

Recommendations

In each chapter, also Appendix A – 53 Recommendations

Key areas

- New regulatory framework in the first instance – multi occupancy buildings above 9 stories
- New joint competent authority JCA (LA and AI) –HSE?
- Mandatory incident prompting mechanism
- Better testing regime
- More effective testing regime with cleaner labelling and product traceability – creation of a digital record (BIM)

It is therefore important that government develops a joined-up implementation plan to provide a coherent approach to delivering the recommendations in this report.

Design, Construction and Refurbishment

Part 2- Strengthening regulatory oversight of dutyholders

Weaknesses at key intervention points 37

Gateway Point 1 – Planning Permission 38

Gateway Point – Full Plans sign-off 38

Gateway Point 3 – Completion stage 39

Current practice and risk assessment

Current Practice

- Who manages your projects?
- Contracting and Sub Contracting
- Council Policies and Procedures
- Role of Fire Service
- Crisis Management

Risk Assessment

- Who does your Fire Risk Assessment
- When is it carried out
- What is meant by Competent
- Who has technical knowledge

Post Hackitt

Ban on Combustible Cladding

Government's partial ban on combustible cladding 'doesn't go far enough'

2 October 2018

The UK government's announcement that the use of combustible materials on the external walls of residential tower blocks will no longer be allowed does not go far enough, IOSH, the Fire Brigades Union (FBU) and the Royal Institute of British Architects (RIBA) have said.



Speaking at the Conservative Party Conference at the ICC in Birmingham yesterday, housing secretary James Brokenshire said the ban will apply to high-rise residential buildings taller than 18 m, as well as schools, hospitals and care homes.

Materials with limited combustibility, such as plasterboard, and non-combustible materials

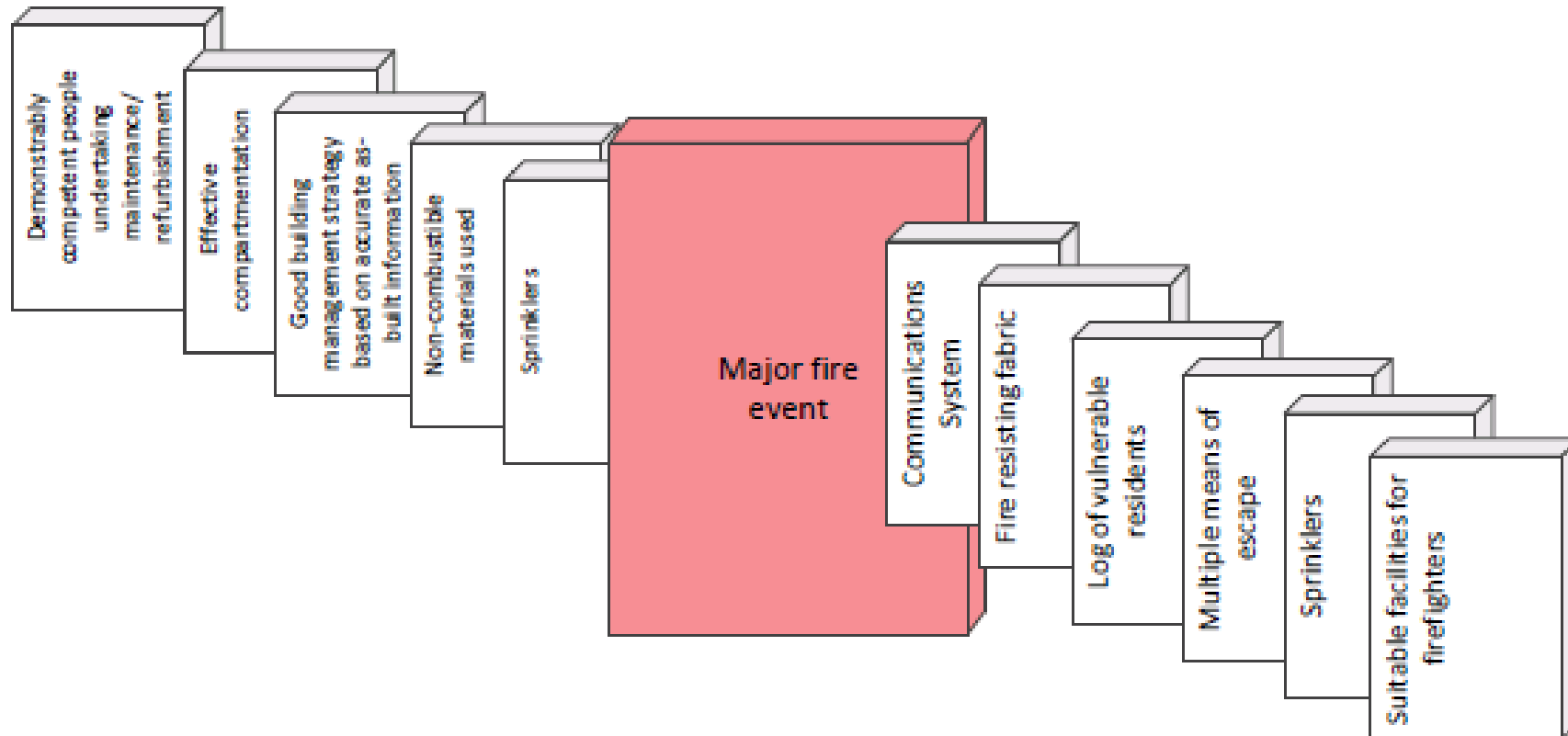
Suggest ways forward for APSE and its members

Consider

- Develop guidance for fire risk assessment for all premises
- Work with insurers – to agree what is acceptable
- Work with academia to improve best practice
- Follow the RR(FS)O and include Fire safety management within CDM
- Appoint managers
- Hydra

Example of the layers of protection: Note this is non-exhaustive, for indication only

Gateway points and safety case reviews cover all the layers of protection



Preventative – pre-event

Mitigations – during/post-event

Response : Thoughts

Stay put – get out ??

Considerations

- Role of Fire Service?
- Stay Put ?
- Building Resilience
- Training for disasters
- Recovery Phase

Links

- http://fseg.gre.ac.uk/galea_Grenfell_thoughts_19.pdf
[tps://www.linkedin.com/pulse/thoughts-grenfell-tower-fire-when-colour-grey-post-1-6-ed-galea](https://www.linkedin.com/pulse/thoughts-grenfell-tower-fire-when-colour-grey-post-1-6-ed-galea)
- https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/707785/Building_a_Safer_Future_-_web.pdf
- <https://www.ioshmagazine.com/article/governments-partial-ban-combustible-cladding-doesnt-go-far-enough>



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